



## CITY OF GAHANNA

**\*\* For Immediate Release \*\***

# **Gahanna chooses developer for Creekside Redevelopment Project**

## ***\$27 million mixed use project could create 450 new jobs***

GAHANNA – The City of Gahanna is moving forward with its plans to encourage **innovative, private redevelopment of its Olde Gahanna** area next to the expanded Creekside Park along Big Walnut Creek. The City recently completed a **Request for Proposal (RFP)** process for city-owned properties adjacent to its **Creekside Park** in Olde Gahanna.

**On April 10**, the City's **Community Improvement Corporation (CIC)** reviewed the submitted **proposals** and received presentations from two developers. As a result of this process, the CIC recommended that the **City enter into negotiations** with the **Stonehenge Company** to formulate a Preferred Development Agreement including final designs and financial considerations. The final agreement could include nearly \$7 million of public parks and parking improvements.

The **\$27.7 million proposed project** by Stonehenge Company would create a **new town center for Olde Gahanna**. The development would create nearly **150,000 square feet of new mixed use development** served by a **525 space parking facility** and creating over **450 new jobs**. The architecture will create the appearance of differently-styled individual buildings and the feeling of a **pedestrian-oriented, historic Midwestern downtown**. The development will include local, regional, and national tenants filling 54,600s.f. of **new retail and restaurants**, 45,000s.f. of new **office space**, and 50,200s.f. of **new residential condominiums**. Stonehenge proposes to incorporate the City's planned extension of Creekside Park into the project, extending the park from the Big Walnut Creek with a new pond, waterfall, and historic Mill house and waterwheel. **Construction is slated to begin this summer with projected completion in early 2005.**

The Creekside Redevelopment Project is the latest step in **Gahanna's redevelopment strategy** for its rapidly redeveloping historic core area. Recently adopted design guidelines for the area call for **careful, creative development** that continues to **connect this suburban downtown to its beautiful natural amenity: Big Walnut Creek**. Creekside Park currently includes a boardwalk, and waterfall along Big Walnut Creek. The Creekside area has already attracted several million dollars in improvements and investments in Olde Gahanna.



Creekside Park



MILL STREET





MILL STREET

Illustration A: Creekside Phase II – Big Walnut Mill, Site Plan, & Mill Pond

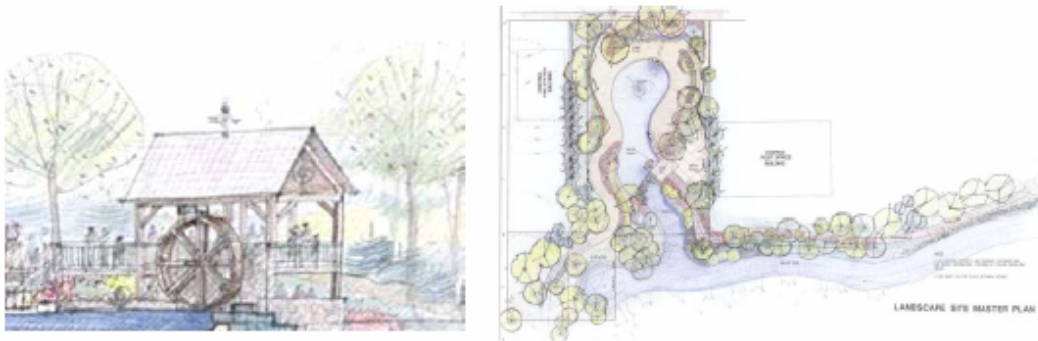
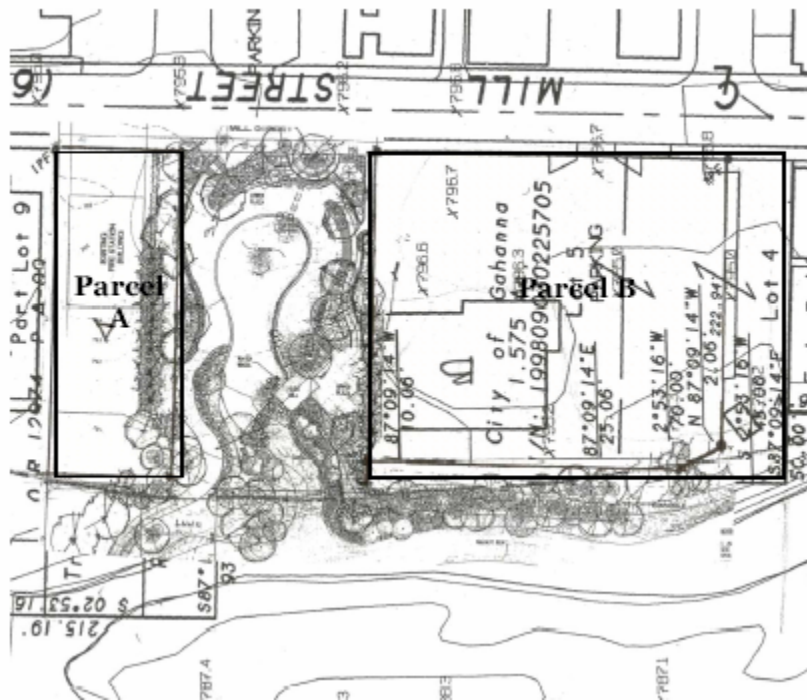


Illustration B: Development Parcels Map (approximate)





**Private Development Parcel A**, north of the Phase II canal extension, currently includes the Old Fire Station at 133 Mill Street. Although the City is amenable to creative reuse of the fire station structure, proposals may include any combination of reuse or redevelopment possibilities with or without preserving the structure. This parcel will be available for development by fall of 2003, although this may be negotiable. **Illustration C** shows the fire station structure.

**Illustration C: Photo of Fire House**



**Private Development Parcel B**, south of the Phase II canal extension, currently includes the Post Office at 109 Mill Street. The Post Office does not have historic value to the City, so proposals may include any combination of reuse or redevelopment possibilities with or without preserving the structure. This parcel will be available for development by early 2004. **Illustration D** shows the post office structure.

**Illustration D: Photo of Post Office**

